

GOVERNMENT IRRIGATION PROJECT



VIEW ACROSS THE VALLEY SOUTH OF OLIVER

*Fruit-growing Opportunities
for
the Man with Small Capital*

Oliver & District Heritage Society
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GOVERNMENT OF BRITISH COLUMBIA

DEPARTMENT OF LANDS

HON. T. D. PATTULLO, Minister of Lands

SOUTHERN OKANAGAN LANDS PROJECT

THE Government of British Columbia is developing for settlement a tract of 22,000 acres, known as the Southern Okanagan Irrigation Project, in the Southern Okanagan Valley of British Columbia.

Thirteen thousand acres of this tract are irrigable and are from time to time being offered for sale at reasonable prices and favourable terms in blocks of approximately 1, 5, 10, and 20 acres each.

The Okanagan Valley is the principal fruit-growing section of Western Canada and the Project covers the best portion of the southern part of it. An early growing season provides a great advantage when competitive markets and the comparatively high prices for early products are considered.

The Project area extends from a point about 22 miles south of Penticton, on the main line of the Kettle Valley Railway, to the International Boundary, 4 miles north of Oroville, in the State of Washington. The development of the Project is well under way; there being about 160 orchard lots now established and over 100,000 fruit-trees set out. There are now about 1,850 acres sold, and a further 505 acres taken up under river-bottom land leases.

IRRIGATION

A MODERN irrigation system, ensuring an ample supply of water, has been installed by the Government. This will be operated by the Government until development of the settlement has progressed to the point where the management may be taken over by the water-users.

The source of the water-supply for the irrigation system is the Okanagan River, which has a watershed of 2,560 square miles, and drains Okanagan, Dog, and Vaseaux Lakes. From records taken over a period of years the flow of the river during the irrigation season has always been greatly in excess of the maximum capacity of the main canal.

A concrete dam across the river below Vaseaux Lake diverts the water into the main canal, which is concrete-lined throughout and has a capacity at the intake of 170 cubic feet per second. The water is carried across depressions in metal flumes and crosses the valley near the Town of Oliver in an inverted siphon having an inside diameter of 78 inches.

Lateral systems carry the water from the main canal to each irrigable lot. These laterals are small concrete-lined canals, concrete pipe-lines or metal flumes of permanent construction, which will require a minimum expense for maintenance and replacement. The design is such that an



MAIN CANAL AT OLIVER

irrigating-head of 1 cubic foot per second—that is, sufficient water to cover an acre to the depth of 1 inch an hour—may be supplied to every 10 acres, while the system will provide sufficient water to cover each acre reached by it to the depth of 10 inches during any month of the irrigation season.

Certain lands above the main canal are supplied with irrigation-water by electrically driven pumps.

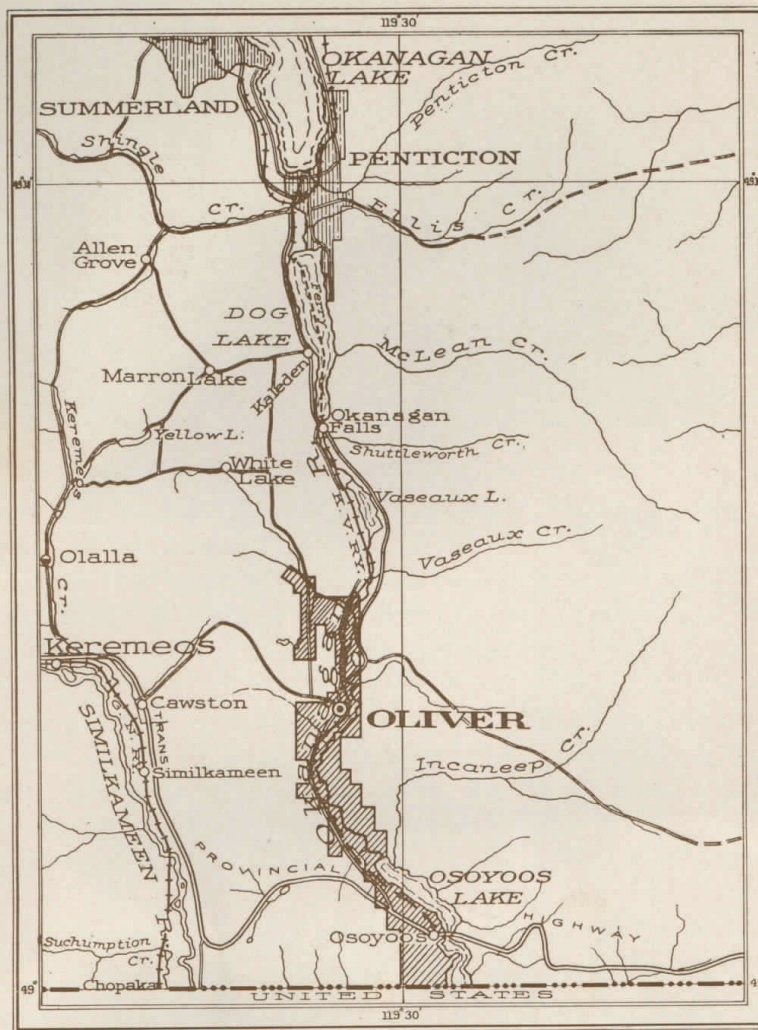
An annual water rate of \$6 per acre is payable on the irrigable and arable acreage of each lot. One-quarter of the water rate is due on May 1st and three-quarters on November 15th of each year.

OLIVER

OLIVER, 25 miles south of Penticton, is the business centre of the Project area. Its growth is keeping pace with the development of the settlement and it has the modern conveniences of older towns, including schools, telephone, telegraph, and rail communication. Provision has been made for future growth in the reservation of areas for parks, municipal and school purposes. An adequate water system has been installed for both domestic and fire-protection purposes. The town is lighted by electric current supplied by the West Kootenay Power & Light Company. Electricity is available for all the domestic requirements of the residents. Church, physician, druggist, bank, and general stores provide for the needs of the community. Lumber and building materials can be obtained locally, and a sawmill is in operation to which it is proposed to add a box-factory to supply the demand for packages for the fruit and vegetable production of the District.

TRANSPORTATION

THE accompanying map shows graphically the systems of rail and road communication with other sections of the Province. A branch line running south through the valley



connects Oliver with the main line of the Kettle Valley Railway system at Penticton, a modern town of 3,500 people, situated at the southern end of Okanagan Lake. Direct communication with Vancouver and other Coast cities is available by way of the Kettle Valley Railway or by the Canadian Pacific Railway, the main line of which may be reached by steamer service up Okanagan Lake to Okanagan Landing and thence by rail to Sicamous.

The main motor highway through the valley is a part of the Okanagan-Cariboo Trail, a popular route with motor tourists. It affords direct connection between the main highways of the State of Washington to the south and of the Interior of British Columbia to the north. The projected Trans-Provincial Highway crosses the southern portion of the Project area. Other roads give ready access to all parts of the surrounding country.

CLIMATE

THE tract is the lowest in altitude and has the earliest season of any part of the Interior of British Columbia. Osoyoos Lake is only 905 feet above sea-level. The climate is characterized by a short and comparatively mild winter and a long growing season. The lowest temperature yet recorded in the South Okanagan is -6° F. and the highest 104° F.

Temperature records have only recently been kept on the Project. The following table shows the maximum and minimum temperature and the average daily maximum and minimum for each month of the year from July 1st, 1924, to June 30th, 1925:—

Month.	Hours of Sunshine.	TEMPERATURES.			
		Maximum during Month.	Minimum during Month.	Average daily Maximum.	Average daily Minimum.
July, 1924....	291.9	104.0	47.0	88.0	59.3
Aug., 1924....	240.2	95.0	43.0	83.7	56.7
Sept., 1924....	213.4	93.0	35.0	77.1	47.1
Oct., 1924....	115.6	69.0	32.0	60.0	39.7
Nov., 1924....	77.6	55.0	16.0	41.3	28.8
Dec., 1924....	66.3	49.0	— 5.0	25.1	16.4
Jan., 1925....	34.7	45.0	0.0	30.9	17.3
Feb., 1925....	74.6	55.0	24.0	44.4	31.5
Mar., 1925....	160.2	64.0	26.0	54.6	33.6
April, 1925....	210.2	82.0	33.0	66.9	40.2
May, 1925....	253.3	86.0	36.0	76.4	47.6
June, 1925....	239.1	102.0	42.0	81.7	54.5
	1,977.0

The average daily maximum for the year is 60° F. and the minimum 39.4° F., the annual average being 50.1° F.

The average annual precipitation over a period of five years has been 9.3 inches.

The distinctive native vegetation, grease-wood, sage-brush, etc., indicates that the southern portion of the Okanagan Valley from the International Boundary to Okanagan Falls, including the lands on this Project, is in what is known to biologists as the Upper Sonoran Area. This area includes the great fruit-producing districts in the Interior of Washington and Oregon and is not found anywhere else in Canada. It is the area in which the commercial production of such crops as peaches, apricots, cantaloupes, and watermelons is most successful.

MARKETS

MARKET facilities are good and are steadily improving. About 80 per cent. of the fruit and vegetable production of the Okanagan Valley is disposed of through



CO-OPERATIVE WAREHOUSE

co-operative organizations. Each district has its own local association for grading and packing and is represented on the central selling organization, known as the "Associated Growers of British Columbia," with headquarters at Vernon. The remainder of the fruit and vegetable crop is handled by a number of independent companies operating at various points in the valley.

The Oliver District has a strong local, known as the "Oliver Co-operative Growers' Exchange," and has built a packing-house with trackage on the Kettle Valley Railway.

During the 1925 season apricots, cantaloupes, cucumbers, tomatoes, eggplants, sweet corn, sweet potatoes, and raspberries were shipped out through the packing-house.

The Dominion Cannery, Limited, have installed a modern cannery plant at Oliver, which during the past season packed 23,000 cases of tomatoes. Additional equipment will be provided as required to handle other vegetables and fruits.

DECIDUOUS FRUITS

TREE-FRUITS will probably be the most important crop in the district, which is well adapted for the production of apples, pears, cherries, apricots, and peaches. Winesap, Delicious, and Rome Beauty are the varieties of apples being most extensively planted. These are late winter varieties, for which there is a ready market at good prices.

Climatic conditions and an early season are particularly favourable for the stone-fruits, and considerable areas are being planted to cherries, apricots, and peaches. In 1925 the first apricots were shipped through the packing-house, and the tonnage of these fruits will increase rapidly as the young



HARVESTING CANTALOUPE

orchards come into bearing. Apricots and peaches commence to bear when three years old and are bearing good crops at five years.

CANTALOUPE

CANTALOUPE are proving to be a successful and remunerative crop. These are often grown as an inter-crop between the trees in young orchards. In 1924 the Co-operative Exchange shipped 1,268 crates; in 1925, 12,960 crates; and indications are that the acreage will be considerably increased in 1926.

The "Oliver Cantaloupe" has already obtained a reputation on the Coast and Prairie markets for quality and flavour. The average net return to the grower, exclusive of cost of crates and packing, for the 1925 crop has been \$1.54 per crate. One grower had a crop of 603 standard packed crates and 20 flat crates on 2 acres, and another 500 packed crates on 2 acres. The average yield is between 150 and 200 packed crates per acre.

The following letter from the Secretary of the Oliver Co-operative Growers' Exchange gives some further information regarding the shipments through their packing-house during the 1925 season:—

"As requested by you, we are giving below a few particulars of the cantaloupe shipments put through the packing-house this season.

"A few crates were first shipped out on July 31st and on August 8th the first car-load was moved. A total of twenty-six car-loads was shipped during the season, consisting of twenty-two straight cars and four cars in L.C.L. shipments. The last shipment of cantaloupes was made on October 9th.

"The average price net to grower for standard crates for shipments in August amounts to \$1.68½ and for the whole season to \$1.54 per crate.



AN INTERCROP OF TOMATOES

"As a concrete example the following are the figures in connection with a 9-acre patch of cantaloupes grown by one of our members. From this patch was shipped 1,556 standard crates and 166 flats, which netted the grower \$2,773.33, giving an average price of \$1.68 per standard crate. To account for this average price it should be noted that 75 per cent. of this crop was shipped by August 21st."

TOMATOES

TOMATOES are grown both as a principal crop and as an intercrop in young orchards. A part of the crop is shipped as "Semi-Ripes" through the packing-house, but the greater part is contracted for by the local factory of the Dominion Cannery, Limited.

In 1925 the Cannery paid \$18.50 per ton for the "John Baer" variety and \$16.50 for "Earliana," and accepted all tomatoes 2 inches or more in diameter.

The average yield is 8 to 9 tons per acre. Last season one settler, who had not had agricultural experience before coming to Oliver, raised 20 tons 740 lb. on a 1-acre plot without fertilizer.

ALFALFA AND DAIRYING

THE ample water-supply available even in the driest seasons ensures good crops of alfalfa. Three and four cuttings are made and yields obtained of 5 to 7 tons per acre.

Bottom lands along the Okanagan River, subdivided into lots from 15 to 40 acres, suitable for pasture and hay, are offered at prices varying from \$50 to \$120 per acre. These are partly open meadow and partly covered by underbrush requiring light clearing.

Brush-covered river-bottom lands may be leased at a nominal rental for a period of three years, conditional upon a certain acreage being cleared and brought under cultivation



AN INTERCROP OF MELONS

each year. At the termination of his lease the lessee has the option of purchase at the upset price on the same terms as apply to bench lots.

The farmers on the Project, who are interested in dairying, have formed the Oliver Stock-breeders' Association and have obtained the loan of a registered Jersey bull from the Provincial Department of Agriculture.

As river-bottom lands are being rapidly taken up and additional pure-bred stock being brought into the district, it will be only a short time before a large and modern creamery is established at Oliver. A small local plant is at present in operation.

POULTRY, BEE-KEEPING, SEED-GROWING, ETC.

POULTRY-RAISING, bee-keeping, and seed-growing are other branches of agriculture which have been successfully established on the Project, and which offer good opportunities to settlers either as their principal business, or as a side-line in conjunction with fruit-growing or dairying. A Co-operative Seed-growers' Association, with headquarters at Penticton, operates a well-equipped seed-cleaning plant at that place.

IMPROVED ORCHARD LANDS

ATRACT of 372 acres, one mile south of Oliver, is being developed by the Government to be sold as improved orchard lands. It has been divided into 10-acre blocks and has been fenced and flumed and planted with a selection of the best commercial varieties of fruit-trees.

Detailed information regarding numbers and varieties of trees, prices, terms, etc., on any of these lots may be obtained from the Selling Agent, Southern Okanagan Lands Project, Oliver, B.C.

Oliver & District Heritage Society

Box 847

Oliver, B.C. V0H 1T0



ROOT-CROPS GROWN BETWEEN TREES

TERMS ARE VERY LIBERAL

THE terms on which orchard and farm plots of 5, 10, and 20 acres are offered in this settlement are very liberal. The various parcels have been subdivided so as to provide opportunity for the best development. Maps showing the location of plots and lists of upset prices at which they are offered for sale can be obtained by addressing the Deputy Minister of Lands at Victoria, B.C., or the Government Sales Agent at Oliver, B.C.

The Government Sales Agent will, on application, supply information regarding any specific lot, or will show any lot to any intending settler who visits the area to make a personal examination.

The terms—for other than British Columbian returned soldiers (for whom special privileges are allowed)—are that 20 per cent. of the purchase price is required to be paid down. No further payments of principal accrue due until ten years from the date of purchase. Interest at 6 per cent. is charged on deferred payments of principal, and is payable in the following manner (along with the balance of principal):—

No interest collected for the first two years after date of sale, but deferred in full.

For the three ensuing years half the interest is collected and half is deferred.

Interest is then collected in full for the next five years.

At the end of the tenth year the accrued deferred interest is funded and added to the balance of principal, and the said balance of principal and funded interest, together with interest thereon at the rate of 6 per cent., is payable in ten equal annual serial payments.

For example, the payments would be due as set out below on a 10-acre lot purchased for \$2,000 on January 1st, 1926:—

Jan. 1, 1926.	20 per cent. of purchase price.....	\$400 00
Jan. 1, 1927.	No payment of principal or interest.	
Jan. 1, 1928.	No payment of principal or interest.	
Jan. 1, 1929.	Interest at 6 per cent. on half of principal owing (balance of interest deferred)	48 00
Jan. 1, 1930.	Ditto	48 00
Jan. 1, 1931.	Ditto	48 00
Jan. 1, 1932.	Interest on whole of principal owing	96 00
Jan. 1, 1933.	Ditto	96 00
Jan. 1, 1934.	Ditto	96 00
Jan. 1, 1935.	Ditto	96 00
Jan. 1, 1936.	Ditto	96 00
Jan. 1, 1937, to Jan. 1, 1946.	Ten equal annual serial payments of principal and interest, each	263 10

NOTE.—At the end of tenth year deferred interest for the first five years, amounting to \$336, is added to the principal sum of \$1,600, making a total of \$1,936, which, together with interest at 6 per cent. per annum, is paid off in ten equal annual serial payments of \$263.10.

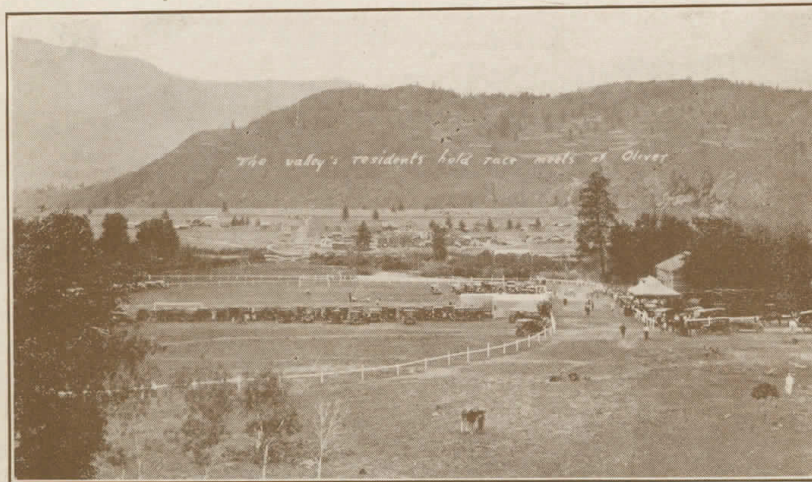
The purchaser is required each year to pay all water rates and taxes.

Taxes amount to approximately \$10 on the average 10-acre orchard, and an extra \$10 per year if within the school district. The present rate of taxation is one-half of 1 per cent. on the assessed valuation (for the land-tax only).

Returned British Columbian soldiers are required to pay 10 per cent. of the purchase price at the date of sale. Five years from the date of purchase they receive a rebate of \$500 provided the purchase price exceeds \$1,000, other conditions relating to sales being the same.

All purchasers are required to execute an agreement of sale and a water agreement, copies of which may be inspected at the Department of Lands, Victoria, or at the office of the Government Sales Agent, at Oliver, B.C.

FRUIT AND GARDEN LANDS



RACE-TRACK WITH OLIVER IN BACKGROUND

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OLIVER

GOVERNMENT OF BRITISH COLUMBIA

DEPARTMENT OF LANDS

HON. T. D. PATTULLO, Minister of Lands

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